

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

924 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: May 12, 2003

SUBJECT: Adoption of Resolution No. 2003-112, Enlargement of Coachella Valley Agricultural Preserve No. 70, Amendment No. 1, Map No. 861 – Owner: Christian H. Neumann – 48.2 acres – Lower Coachella Valley Zoning District – Fourth Supervisorial District.

CONTROVERSIAL ISSUES: None

RECOMMENDED MOTION:

THE COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY COMMITTEE, BY A VOTE OF 3-1 (the COOPERATIVE EXTENSION SERVICE was not present), RECOMMENDS:

APPROVAL of the enlargement of Coachella Valley Agricultural Preserve No. 70, Amendment No. 1, Map No. 861, based upon the hereinafter listed findings and conclusions.

In the event that the Board approves the enlargement of the agricultural preserve, Planning staff further recommends that the Board:

ADOPT Resolution No. 2003-112 enlarging Coachella Valley Agricultural Preserve No. 70;

AUTHORIZE the Chairman of the Board of Supervisors to execute the attached land conservation contract for the real property located within the enlargement of Coachella Valley Agricultural Preserve No. 70;

Ron Goldman, Interim Planning Director

RG:ar

(Continued On Attached Pages)

CEO. RECOMMENDATION:

APPROVE

County Executive Office Signature

Department Recommendation: Policy Consent
Per Executive Office: Policy Consent

Prev. Agn. Ref.

Dist. Fourth

AGENDA NO.

03 MAY 18 PM 4:33

16.3

The Honorable Board of Supervisors

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DIRECT the Clerk of the Board to record the contract with the County Recorder.

FINDINGS:

1. The two parcels are generally located in the lower Coachella Valley and, more specifically, the 48.2 acres are located north of Airport Boulevard, south of 54th Street, east of Monroe Street and west of Jackson Street.
2. Under the County's Rules and Regulations Governing Agricultural Preserves, the enlargement of an agricultural preserve requires that the land being added to a preserve must be at least 10 acres in size and must be contiguous to that preserve. The subject property totals 48.2 acres, meeting the size requirement and is contiguous to Coachella Valley Agricultural Preserve No. 70.
3. The two parcels are located in the Eastern Coachella Valley Plan (ECVP) and are designated Agriculture on the land use allocation map for the ECVP. The Agriculture designation permits open space, agriculture, and associated land uses (including limited commercial, industrial, single-family residential and farm workers housing). The proposed enlargement of the agricultural preserve is consistent with the property's Agriculture designation.
4. Surrounding properties to the north and south are also designated Agriculture. The area to the west is in the City of La Quinta and is designated low-density residential and golf course with an equestrian overlay. Properties to the east are designated Agriculture and Low-Density Residential. The proposed enlargement of the agricultural preserve is consistent with surrounding land use designations.
5. The subject property is currently zoned Light Agriculture with a 20 acre minimum lot size (A-1-20). Under the County's Rules and Regulations Governing Agricultural Preserves, only land having an agricultural zoning, i.e., A-1, A-P, A-2, A-D, or C/V, may be included within an agricultural preserve. The subject property meets this zoning requirement.
6. Areas adjacent to the subject property on the north, south and east are also zoned A-1-20. Areas adjacent to the west are located within the City of La Quinta and have been rezoned by the City as Low Density/Agriculture/Equestrian Residential District. The proposed enlargement of the agricultural preserve is consistent with the surrounding zoning.
7. According to the Agricultural Commissioner's Office, a portion of one parcel is currently under cultivation and is planted in date and palm groves, with the remainder of the parcel used for pasture. The second parcel is currently not under

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cultivation but the proposed use is to lease it for crop production. The majority of the surrounding area is also being used for agricultural production.

8. Class I and Class II soils underlie one hundred percent of the subject property. Additionally, a Soil Conservation Plan has been prepared for the property.
9. According to the Riverside County Assessor's Office, the last annual assessed valuation of these parcels was \$1,145,645. Additionally, the Assessor's Office has estimated that the assessed valuation of the property would decrease by \$846,881 if the property were subject to a Land Conservation Contract.
10. There is no evidence that the land proposed to be included in the preserve has any historic value. There are no historical structures on the site. The Composite Environmental Resources Map in the general plan indicates that the area in which the site is located has a low probability of containing archaeological resources. Similarly, according to the County's Paleontological Sensitivity Map, the area in which the parcels are located lie outside any areas of known or potential paleontological resources.
11. There is no evidence that the land proposed to be included in the preserve has any scenic value. Neither parcel is located within a designated scenic corridor and no scenic resources are evident on site. The topography in the project area and the nature of the proposed use do not present significant potential for the obstruction of any scenic vista, or the creation of an aesthetically offensive site open to public view. No impacts to scenic resources are expected from enlarging Coachella Valley Agricultural Preserve No. 70 to include the proposed parcels.
12. The subject property is located within one mile of the cities of La Quinta and Coachella and is within the City of Coachella's sphere-of-influence. Pursuant to the City of Coachella's General Plan, the area in which the property is located is designated Low-Density Residential and within an Agriculture Master Plan. The proposed enlargement of the agricultural preserve is consistent with the City of Coachella's General Plan.

CONCLUSION:

1. The enlargement of Coachella Valley Agricultural Preserve No. 70, Amendment No. 1, Map No. 861, is consistent with the Riverside County Comprehensive General Plan.
2. The enlargement of Coachella Valley Agricultural Preserve No. 70, Amendment No. 1, Map No. 861, is consistent with the zoning on the property.

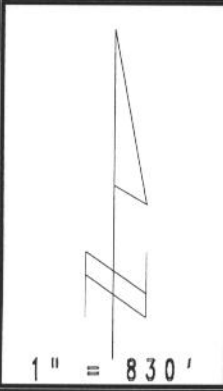
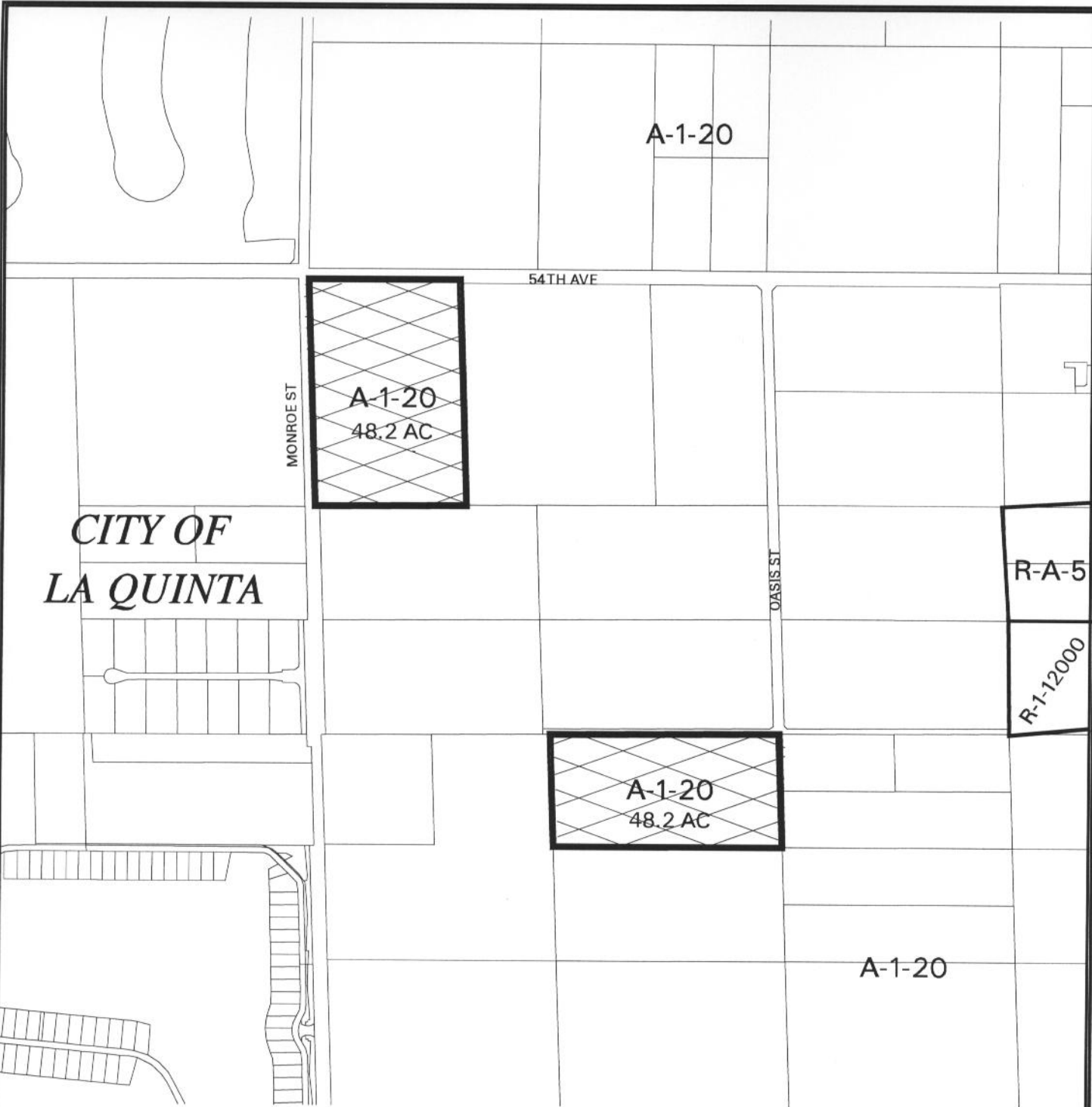
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3. The enlargement of Coachella Valley Agricultural Preserve No. 70, Amendment No. 1, Map No. 861, is consistent with the provisions of the Land Conservation Act of 1965 (Williamson Act) and with the Rules and Regulations Governing Agricultural Preserves in Riverside County.



AG00861			
EXISTING ZONING		Ex. 3	
Sec.	14 T6SR7E	Bk./Pg.	767-36
Zone		Assessors	
DIST	COACHELLA VALLEY	Sup.	4TH
Thomas	5530 F4	Date	04/17/03
Bros. Pg.		Drawn	LP
		By:	
RIVERSIDE COUNTY PLANNING DEPARTMENT			



NOT A PART OF
COMMUNITY PLAN

AG

54TH AVE

AG
48.2 AC

CITY OF
LA QUINTA

3B

AG
48.2 AC

AG

AG00861

COMMUNITY PLAN

Ex. 5

Sec. 14 T6SR7E

Bl./Pg.
Assessors

767-36

Zone
DIST COACHELLA VALLEY

Sup.
Dist. 4TH

Thomas 5530 F4

Date
Drawn 04/17/03

By: LP

Bros. Pg.

Drawn

By:

RIVERSIDE COUNTY PLANNING DEPARTMENT

1" = 1 MI



1" = 830'

North Arrow

RESOLUTION NO. 2003-112

ENLARGING AN AGRICULTURAL PRESERVE

BE IT RESOLVED, by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on June 17, 2003, that, pursuant to the California Land Conservation Act of 1965 (Government Code Section 51200 et seq.), the Coachella Valley Agricultural Preserve No. 70, Map No. 353, is amended by adding thereto the area shown on the map entitled, "COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 70, AMENDMENT NO. 1, (ENLARGEMENT), MAP NO. 861," and described by boundary description thereof, said map and description both being on file in the office of the Clerk of this Board.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the enlargement of this agricultural preserve is consistent with the General Plan for Riverside County.

BE IT FURTHER RESOLVED that the Clerk of this Board shall endorse the fact of this adoption and the date thereof on said map and shall file copies of this resolution, said map and said boundary description with the County Recorder, Riverside County, California, with the Director of Conservation, State of California, and with the Office of the Assessor of Riverside County, California.

FORM APPROVED
COUNTY COUNSEL

MAY 19 2003



MAP NO. 353 COACHELLA AGRICULTURAL PRESERVE NO. 861

AMENDED BY MAP NO. 861

T.6S., R.7E. S.B.B. & M.



AMENDMENTS:

NO. 1, (ENLARGEMENT), JUNE 17, 2003, MAP NO. 861

ADOPTED ON DECEMBER 23, 1975
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

